

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FT TO 15 FT
FOR A PROPOSED ADDITION; (ROBERT LEROY WATTERS, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: E Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 07-28-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FT TO 15 FOR A PROPOSED ADDITION; (ROBERT LEROY WATTERS, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FT TO 15 FOR A PROPOSED ADDITION; (ROBERT LEROY WATTERS, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District # 5, McLain)

(Earnest McDonald, Principal Coordinator)

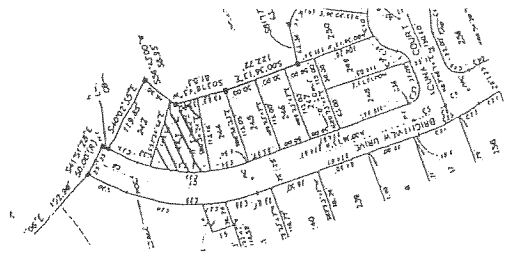
GENERAL INFORMATION	ROBERT LEROY WATTERS, APPLICANT 171 BRIGHTVIEW DRIVE LAKE MARY, FL 32746	PUD DISTRICT, LDC SECTION 30.451(d) & DEVELOPER'S COMMITMENT AGREEMENT FOR CHASE GROVES
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO BUILD AN ADDITION TO THE REAR OF AN EXISTING SINGLE-FAMILY HOME THAT WAS CONSTRUCTED IN 2000. • THE PROPOSED ADDITION WOULD ENCROACH 5 FT INTO THE 20 FT MINIMUM REAR YARD SETBACK. • A REAR YARD SETBACK VARIANCE FROM 20 FT TO 15 FT IS THEREBY REQUESTED. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE, AS STATED BELOW: <ul style="list-style-type: none"> ○ THE REAR OF THE SUBJECT PROPERTY HAS AN ASYMMETRICAL SHAPE, WHEREBY THE REAR YARD SETBACK IS REDUCED BY AN INDENTATION OF THE REAR LOT LINE. OTHERWISE, THE PROPOSED ADDITION WOULD BE COMPLIANT. THIS FACTOR 	

	<p>CONSTITUTES A SPECIAL CONDITION, WHICH IS UNIQUE TO THIS PROPERTY AND THEREBY CONSTITUTES A HARDSHIP.</p> <ul style="list-style-type: none">○ THE GRANT OF THE REQUESTED VARIANCE WOULD NOT CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE CHASE GROVES PUD, SINCE THE ADDITION WOULD BE CONSISTENT WITH THE TREND OF NEARBY AND ADJACENT SINGLE-FAMILY DEVELOPMENT.○ THE REQUESTED VARIANCE WOULD BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE SUBJECT PROPERTY.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE VARIANCE REQUESTED, SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITION:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED ADDITION AS SHOWN ON THE ATTACHED SITE PLAN.

Community number: 120289 Panel: 0045
 Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X
 Date of field work: 5/21/2003 Completion Date: 5/21/2003

Certified to:

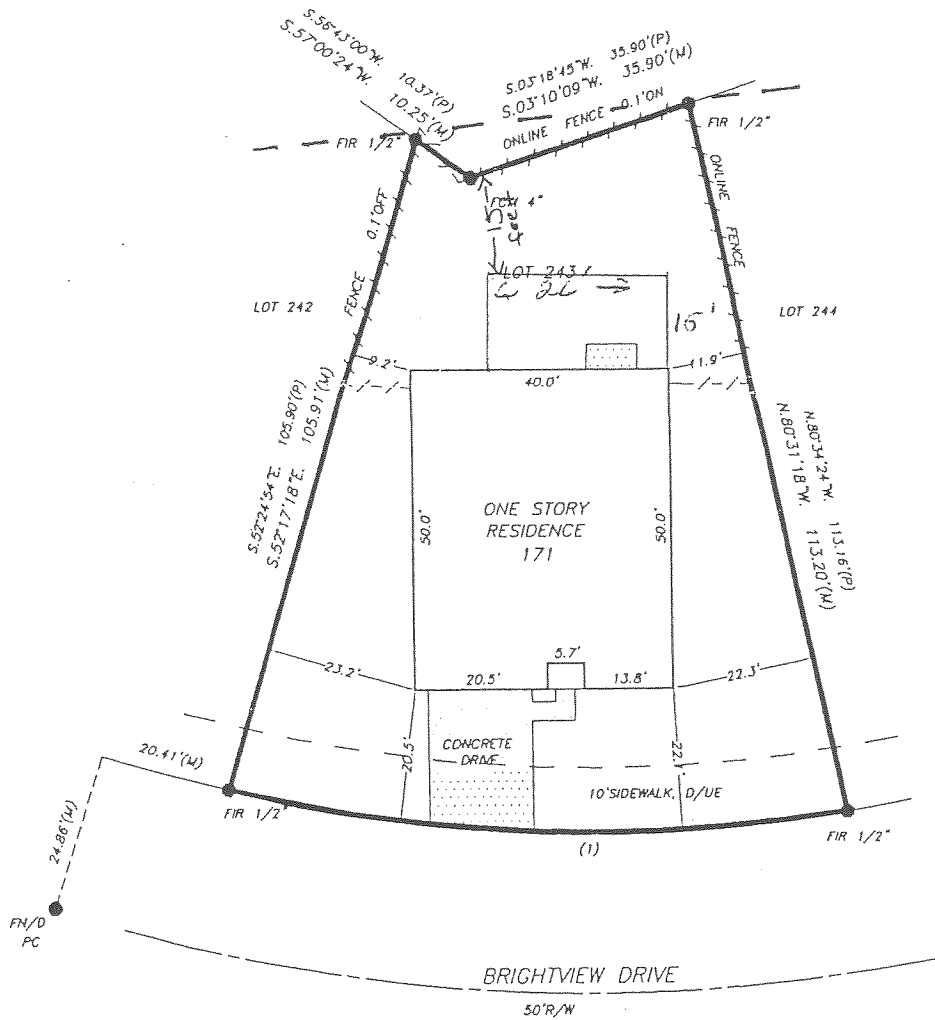
Leroy Watters; Barbara Watters; Universal Land Title, Inc.; First American Title Insurance Company; Wells Fargo Home Mortgage, its successors and/or assigns.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	250.00'	27°03'35"	96.25'	48.73'	95.66'	N.23°42'17"E.
					95.64'(M)	N.23°42'11"E(M)

SCALE: 1" = 30'



LEGEND

###	Wood Fence	CATV	Cable Riser	M.H.	Manhole
-x-x-	Wire Fence	W.M.	Water Meter	N.T.S.	Not to Scale
F.N.	Found Nail	TEL.	Telephone Facilities	O.R.	Official Records
.	Property Corner	COVERED	Covered Area	O.R.B.	Official Records Book
R.	Record	B.R.	Bearing Reference	P.C.P.	Permanent Control Point
M	Field Measured	CH	Chord	P.R.M	Permanent Reference Monument
CL	Clear	RAD	Radial	PG.	Page
ENCR	Encroachment	N.R.	Non Radial	PVMT.	Pavement
Q	Centerline	A/C	Air Conditioner	P.B.	Plat Book
	Concrete	B.M.	Bench Mark	P.O.B.	Point of Beginning
	Property Line	C.	Calculated	P.O.C.	Point of Commencement
C.M.	Concrete Monument	ZZZZ	Block Wall	P.O.L.	Point on Line
F.I.R.	Found Iron Rod	△	Central Angle/Delta	P.C.	Point of Curvature
F.I.P	Found Iron Pipe	D.B.	Deed Book	P.R.C.	Point of Reverse Curvature
R/W	Right Of Way	D.	Description or Deed	P.T.	Point of Tangency
N&D	Nail & Disk	D.H	Drill Hole	R.	Radius (Radial)
D.E.	Drainage Easement	D/W	Drive way	R.O.E	Roof Overhang Easement
U.E.	Utility Easement	ESMT	Easement	S.I.R.	Set Iron Rod & Cap
FD.	Found	EL	Elevation	S/W	Sidewalk
P	Plat	F.F.	Finished Floor	T.O.P	Top of Bank
		CON	Concrete Monument	TYP	Typical

Property Address:
 171 Brightview Drive
 Lake Mary, FL 32746

Survey number: SL 18925

GENERAL NOTES

- Legal description provided by others.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is an AS-BUILT SURVEY unless otherwise noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
- L.B. 7132

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Ralph Swerdloff

Registered Land Surveyor No. 3411

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 3

TWP: 20

RNG: 30

DEVELOPMENT:		Chase Groves Unit 4B (Parcel G Final Master Plan)				DEVELOPER:		Laurel Homes				
LOCATION:		S of CR 46A within Chase Groves PUD								63 lots		
FILE#:		BA:		SP:		BCC:						
P&Z:												
PB	53	PG	67-69	Lot		Blk		Parcel		DBA	Comm Dist	
DEVEL. ORDER #:						TAX PAR. I.D. #:						
SIDEWALKS: 4' sidewalks throughout.						SETBACK REQUIREMENTS						
						FY:	20'	SIDE ST.:	15'	SY:		RY:
ROAD TYPE: (CURB & GUTTER OR SWALE)						MAIN STRUCTURE OTHER: Side yard: Minimum 10' between structures on adjacent lots There will be no "0" lot line setbacks. *Side street: side street driveways on corner lots are prohibited where side street setback is 15'						
COMMENTS OTHER: Min. Lot area: 5,000 sq. ft. LOMR letter for FP Lots 221-241. No D.O. for Plat; Plat Recorded 4/14/98						ACCESSORY STRUCTURE SETBACKS:						
						SY:	0 – 10'			RY:	10'	
						ACCESSORY STRUCTURE OTHER: Accessory: Minimum 10' between structures on adjacent lots. There will be no "0" lot line set backs.						

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	
LAND USE:	
1. ROAD-CO. WIDE	705.00
2. ROAD-COLL.	142.00
3. LIBRARY	54.00
4. FIRE	172.00
5. PARK	
6. SCHOOL	1,384.00
7. LAW	
8. DRAINAGE	200.00
TOTAL	\$2,657.00
REMARKS: 4' sidewalks throughout. 2' Miami curb.	

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.

VARIANCE
APPLICATION TO THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT

COPY

APPLICANT: Robert Leroy Watters
COMPLETE MAILING ADDRESS: 171 Brightview Dr. Lake Mary, FL 32746
PHONE: WORK: 1-309-368-2647 HOME: 407-322-4073 FAX: 407-268-4891
CELL PHONE: 407-312-3755 Email: LWatters2002@yahoo.com
PROPERTY OWNER OF RECORD: Robert L. Watters
SITE OF REQUEST: 171 Brightview Dr. Lake Mary, FL 32746
STATEMENT OF HARDSHIP: For more living space

REQUEST: Variance for Screen Room 26' x 15'. Rear yard setback from 20ft to 15ft.

LEGAL DESCRIPTION OF PROPERTY: Lot 243, Chase Groves Unit 4B PB 53 PGS 67 thru 69

TAX PARCEL ID NO. 03-20-30-522-0000-2430

KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: none

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: Robert L. Watters / Elaine R. Watters DATE: 7-10-03

FOR OFFICE USE ONLY	
FEE: <u>150.00</u>	CK# <u>6050</u> RECEIPT# _____ DATE _____ ZONING DISTRICT: <u>PUD</u>
FURTHER DESCRIBED AS: _____	
LOT SIZE: _____	
PROCESSING:	
A. LEGAL AD TO NEWSPAPER _____ / _____	B. NOTICE TO PROPERTY OWNERS _____
C. PLACARDS / NOTICE _____ / _____	D. PROJECT NO. <u>03 30000110</u>
E. BOARD ACTION / DATE _____ / _____	F. LETTER TO APPLICANT _____
G. PUD SETBACKS _____	

INITIAL CONFERENCE _____

BCC DISTRICT _____

PLANNER KE

FILE NO. BV 2003-107

* Please call Elaine @ 322-4073

MEETING DATE August 25, 03

* Consolidation of lot deems variance.
C:\projects\boa\master forms & lists\boa applications\variance_5_13_02.doc



Robert LeRoy Watters
171 Brightview Drive

